

**REGULAR MEETING & PUBLIC HEARING  
OF  
FEBRUARY 18, 1992**

The meeting was called to order at 7:50 p.m.

**Item 1: Roll Call**

Present: Members Wolfsheimer, Roberts, Hartley, Stevens, Behr,  
Stallings, McCarty, Filner and Chair O'Connor  
Secretary: Jack Fishkin

**Item 4: Resolution approving a Negotiation Agreement with Vista Hill Community Treatment Systems for the lease and rehabilitation of the Lincoln Hotel at 536 Fifth Avenue in the Gaslamp Quarter.**

Pam Hamilton reviewed the history of this item, and prior actions of the Agency and CCDC Board. Those speaking in favor of the resolution were Neil Longo, Chief Administrative Officer of Vista Hill; Cheryta Moss, Director of the Bareto Crisis Center; a spokeswoman for Vicki Hilton; Karen Hendricks, of the San Diego Mental Health Association; and Michael Duenas, a former patient at Vista Hill. All expressed the need for low-cost housing for mental health clients who are ready to live independently. Mr. Longo stated a willingness to work with the Chinese-Asian community in developing first-floor businesses.

Those opposing the action, and requesting that the Agency issue a revised Request for Proposals (RFP) were Villa Mills, of the Chinese Asian Thematic (CAT) Historic Community; Ben Monvan, of the Asian Business Association; Kaylene Stration; Lucy Gonzalez; and Harold Brown.

Member Behr moved to reopen the RFP process, assuring that it specifies the intent of being responsive to the needs of the Asian Thematic District.  
Seconded by Filner.

Following further discussion by Members, a substitute motion was placed on the floor.

Motion by Stallings to continue this item to Tuesday, March 3, 1992 at 2 p.m. in the 12th floor Council Chambers, to provide the opposing groups time to work on a compromise.  
Second by Stevens.  
Vote: 6-3 (Roberts, Behr and Filner voting nay)

**Item 3: Joint public hearing on the Draft Master Environmental Impact Report (EIR) for the proposed Centre City Redevelopment Project and the Centre City Community Plan and other related documents.**

There were no speakers. Pam Hamilton said CCDC has received written comments and will address them as part of the Final EIR and related documents which

## Item 3: (continued)

will be brought back to the Agency on April 21, 1992. Member Filner requested that CCDC provide Members with an informational report early in April, so they will have ample time to study it. Ms. Hamilton assured him CCDC would do so.

## Item 2: Approval of the minutes for the meetings of January 28, 1992 and February 4, 1992.

Motion by Roberts to approve the minutes, and adopt the resolutions in Items 5, 6 and 7.

Second by Stevens.

Vote: 9-0

## Item 5: Resolution approving a Negotiation Agreement with the San Diego Council, American Youth Hostels, for the purchase and rehabilitation of the McGurck/Combination Store properties and the lease of an adjacent parcel in the Gaslamp Quarter.

**ADOPTED AS RESOLUTION NO. 2048**

## Item 6: Resolution requesting issuance of a Request for Proposals (RFP) for a Replacement Facility for the Southwest Division, Naval Facilities Engineering Command.

**ADOPTED AS RESOLUTION NO. 2049**

## Item 7: Resolution approving a Fourth Amendment to Agreement with Geomatrix Consultants, Inc. for preparation and implementation of the Remedial Action Clean-up Plan for the hydrocarbon plume in the Marina District.

**ADOPTED AS RESOLUTION NO. 2050**

## Item 8: Resolution authorizing execution of a contract amendment for \$10,000 with Katz Hollis Coren and Associates for the provision of financial consulting services for the City Heights Redevelopment Project.

Members Wolfsheimer and McCarty expressed concern over the amendments to the original contract, resulting in additional costs. Mr. McGrory explained that the amendment was necessary, due to an increase in the scope of work.

Motion by Hartley to adopt the resolution.

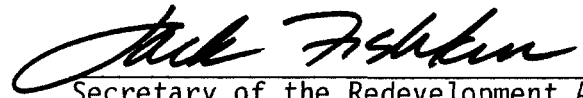
Second by Behr.

Vote: 8-1 (McCarty voting nay)

**ADOPTED AS RESOLUTION NO. 2051**

Public Comment - none.

The meeting was adjourned at 8:33 p.m.



Secretary of the Redevelopment Agency  
of the City of San Diego, California